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KNOWLTON REALTY LTD

KNOWLTON REALTY LTD.

KNOWLTON REALTY (ONTARIO) LTD.



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EDMONTON OFFICE
10th Floor,
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Edmonton, Alberta
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CALGARY OFFICE
15th Floor,
IBM Building
Calgary, Alberta
Phone 403/263-6290



Vancouver

Toronto



VANCOUVER

As Canada's major west-coast port, and Canada's third largest city, Vancouver provides access to both Pacific Rim and European markets. Importing of manufactured goods and exporting of raw materials and agricultural products form the economic base for the dynamic business growth; a vigorous manufacturing industry is one of the outgrowths of this constant flow of goods.

Vancouver is an ever changing, ever growing galaxy of modern buildings. Since its office was established in 1965 Knowlton Realty has become a major force in real estate, with the capability of assisting investment both locally and in other parts of Canada.

TORONTO

As the financial and manufacturing centre of Canada and complemented by its major inland port, Toronto's population is nearing the 2½ million mark. And the city is growing at a 37% increase per decade. With industry and business so centralized in this southern Ontario metropolis, commercial and industrial construction has reached \$1,000,000,000 per year.

From its offices in the Toronto-Dominion Centre Knowlton Realty offers Western Canadian clients a door to the financial heart of Canada. Toronto based national organizations can take swift real estate action through Knowlton offices in the west.



Calgary

INTERNATIONAL SERVICE

Knowlton Realty has acted for a large number of European and Pacific Rim investors in real estate and development transactions in Canadian cities.

Representatives of the company regularly visit other countries to meet with interested investors and to provide information about real estate opportunities in Canada.

CALGARY

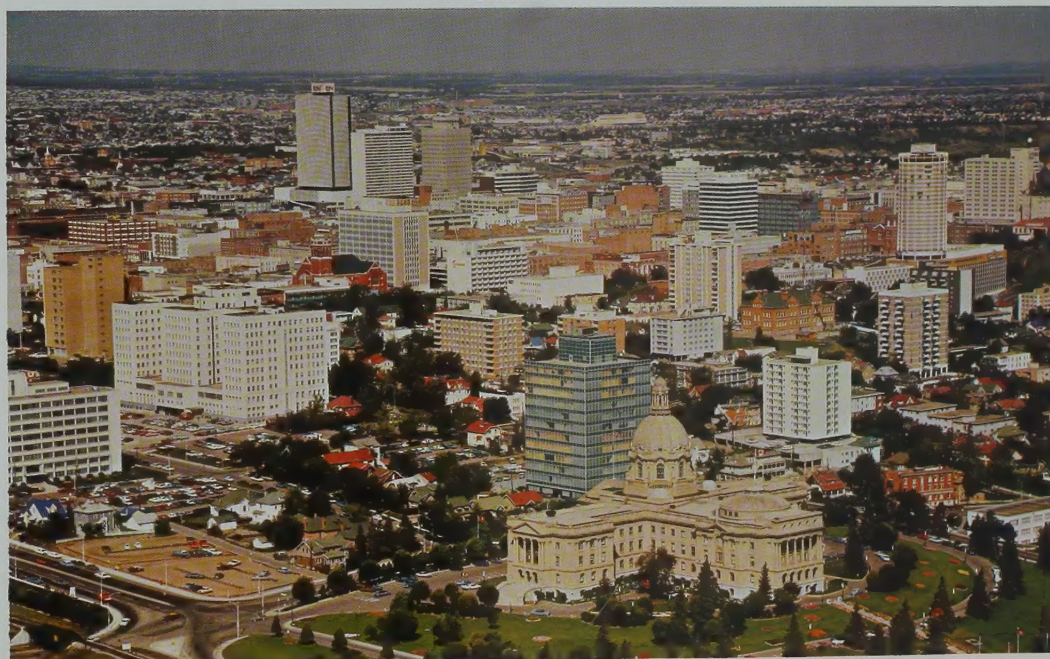
Calgary is one of Canada's principal business centres. More than 500 corporate head offices and a significant level of bank clearings place it high among Canada's cities in both these measures of business activity. As the corporate and professional base for Canada's petroleum industry, and as a major ranching and agricultural centre, Calgary has a broad and firm base for future growth and stability.

Calgary's position as a head office centre has required construction of a large number of major office buildings. Knowlton Realty has provided much of the real estate knowledge and service associated with the development and construction of these buildings.

EDMONTON

Edmonton is Alberta's provincial capital and a major petroleum and distribution centre serving Alberta, Northern Canada and the Arctic.

The city has experienced a rapid industrial and commercial development. A large number of major office buildings and factories have been built, and the future promises equally dramatic growth. As an established member of the Edmonton real estate community since 1963, Knowlton Realty assists clients in solving complex commercial and industrial real estate needs, and provides interesting investment opportunities.



Edmonton

Westcoast Building
Vancouver

Leasing and
Management Agents
for this unique,
cable suspended,
structure supplying
a total energy system.



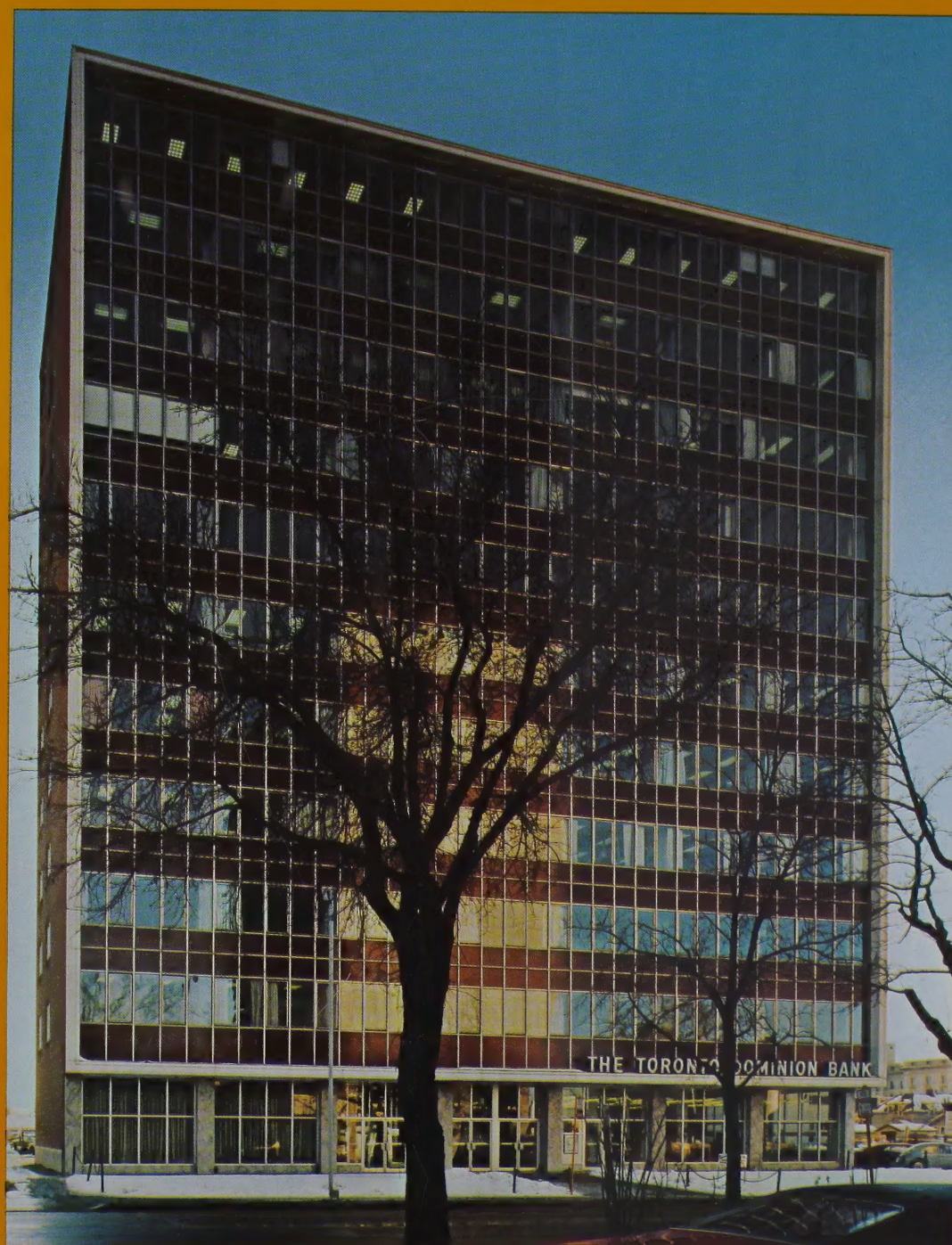


Standard Life Building
Calgary

Arranged sale of land
Leasing and
Management Agents
280,000 square feet

Financial Building
Edmonton

For Gulf Oil arranged
sub-lease of 2½
floors to the
Provincial Government.



D.H. Overmyer and Co. Ltd.
Calgary

Leased entire 80,000 sq. ft. warehouse to The Bay.



Hudson's Bay — Richmond Vancouver

Acquisition of 11 acres for a new department store in Richmond.





1255 Bay
Toronto

Arranged lease of 5 floors
to Canadian Broadcasting
Corporation for
headquarters of English-
speaking network.

Alliance Building Corporation
Scarborough

Leased industrial space for owner



Ridgeway Building

Edmonton

Co-ordinated the development and leasing of vacant land into unique office and retail building



Bow Valley Square
Calgary

Assembled city block in central downtown.
Leasing Agents for this \$55 million office
and retail complex.



Downtown Land Assemblies

Calgary

Arranged sale of four central downtown land parcels and subsequent re-sale of two of these and acquisition of another. 375,000 square feet of land involved.



1090 West Pender
Vancouver

Development
co-ordination,
Leasing and Management
Agents.



Ferguson Supply

Edmonton

Arranged sale and lease back on 8.4 acres to European investor



K-Mart Assembly

Vancouver

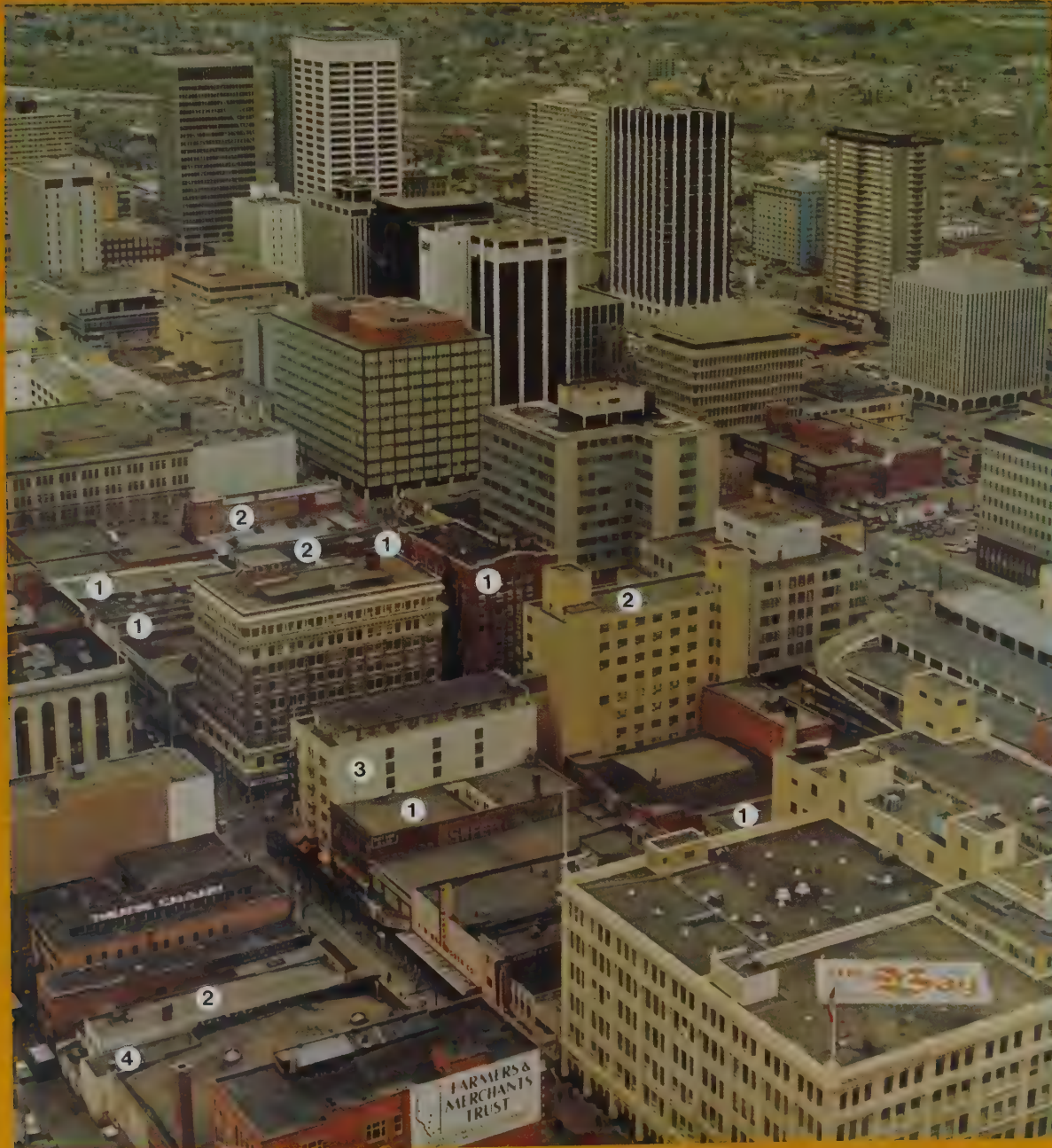
Arranged purchase of 18 acre site
for the S.S. Kresge Company.
Also sold adjoining 11 acres for condominium
townhouse development.



Retail Influence

Calgary

- (1) Sold once (2) Sold twice
(3) Sold twice, purchased once (4) Developed



Warehouse Complex

Edmonton

Acted on behalf of the developer
in acquisition of 10 acre site for five buildings.
Arranged multi tenant leasing.



Coutts Hallmark

Toronto

Negotiated sale of 3 acres of land and building to
George Brown College for downtown campus.



De Leuw Cather
Don Mills

Leased office space for computer centre.





**The Bank
of Canada Building**
Calgary

Leasing Agent
for office space.

IPEC Building
Vancouver

Negotiated sale to
Vancouver investment group
on behalf of Eastern Canadian
owners.



Monarch Paint

Edmonton

Acted for owner in the sale of this property.



Aquitaine Tower
Calgary

Acquired land and
co-ordinated development
of 250,000 square foot
office building.
Leasing and Management
Agents



Bay Parkade

Vancouver

Managing and Leasing Agents for retail shops.



Blue Cross Building
Edmonton

Arranged tenancies.



Redevelopment Potential Calgary

Arranged sale of five buildings to German investor.
Leasing and Management Agents.



OTHER REPRESENTATIVE PERFORMANCE

CALGARY

Bank of Nova Scotia
Assembled major downtown properties for 600,000 sq. ft. re-development

Philco Ford Building
Sold multi unit warehouse to European investors

Rupert's Land Trading Company
Assembled 70 acres for The Bay for a shopping centre development

The Prudential Assurance Company
Management and Leasing Agents, 630 - 8th Avenue Building

Canadian Western Natural Gas Co. Ltd.
Sale of 11 acres to Sun Life Assurance Company

International Harvester Co. of Canada Limited
Sale of building to Royal Bank of Canada

The Alberta Hail Insurance Board
Arranged site acquisition and development of new building.

Calgary House
Leased entire 155,000 sq. ft. building for Manufacturers Life Assurance Company and Foundation Company of Canada

Chevron Standard Building
Purchased land and arranged leasing of 120,000 sq. ft. building

Sealy Mattress Co.
Sold building to MEPC Canadian Properties and arranged concurrently a lease to Amoco Canada Ltd.

Cominco and Compagnie Generale de Geophysique Warehouses
Sold to Five Oaks Holdings Ltd., a German investment group

John Deere
Leased 60,000 sq. ft. building to three tenants. Management agents.

Medical Arts Building
100,000 sq. ft. office building sold to Toronto and Montreal investors

VANCOUVER

Pepsi-Cola Canada Limited
Subleased 27,000 sq. ft. for Pepsi Cola and arranged sale of adjoining land to building owners, Sun Life Assurance Company

Toledo Scale Company of Canada Ltd.
Land acquired for developer and lease negotiated with Toledo Scale as tenant

Highfield Development Corporation Ltd.
Assembled three acre site for industrial developer

Mercantile Bank of Canada
Subleased premises to Guaranty Trust Company of Canada

Royal General Insurance Company
Leasing agents for 25,000 sq. ft. to the Federal Government

Dawson Developments Ltd.
Acquisition of 76 acres for integrated residential development

Rupert's Land Trading Company
Acquisition of 30 acres for new service building for The Bay

Rupert's Land Trading Company
Sold 150,000 sq. ft. downtown warehouse to local investor

Dawson Developments Ltd.
Sold 33,000 sq. ft. multi unit warehouse to Manufacturers Life Assurance Co.

Guinness Tower
Subleased 20,000 sq. ft. offices to several tenants

Burns Foods Limited
Leased 12 acres of waterfront land to Vancouver Ocean Terminals Ltd.

Western Warehouse Distributors Ltd.
Arranged 20-year lease to Willson Stationers and sale to Sun Life Assurance Co.

McCan Franchises Ltd.
Assembly of downtown land for MacDonald's Food outlet

Granville Street
Sold retail building to Hong Kong purchaser

EDMONTON

Halliburton Oil Service Ltd.
Sale of land and buildings to City of Edmonton

General Steel Wares Ltd.
Arranged sale of downtown building to Northwest Tent and Awning Co. Ltd.

Millar Building
Managing agents for downtown distribution area warehouse

Federated Building
Leased 18,000 sq. ft. warehouse space to Gulf Oil Canada Ltd.

Scurry Rainbow Oil Limited
Arranged sale of 157 acres to Interprovincial Pipeline Company

Allis Chalmers Rumley Ltd.
Arranged sale of downtown building to local investor

Esquire Building
Sold downtown commercial property to Edmonton investors

John Deere Building
Leased 8,000 sq. ft. offices to Canadian Bechtel Ltd.

Ashdown Building
Sold 120,000 sq. ft. warehouse to Edmonton investor

Singer Building
Sold downtown retail property to MEPC Canadian Properties Limited

Johnston Terminals Limited Building
Leased 27,000 sq. ft. to Canadian General Electric Co. Ltd.

Walter Woods Building
Sold 40,000 sq. ft. downtown warehouse to a local investor

Western Asphalt Distributors (Edmonton) Ltd.
Sold 152 acres of industrial land to the Provincial Government

Greystone Development Co. Ltd.
Leased 11,000 sq. ft. warehouse to Kelly Springfield Tire Co. of Canada Ltd.

